



568359

4

COUNTY OF MONMOUTH	
CONSIDERATION	182,000
RTF	637 add'l RTF 48
DATE	12-8-99 BY [Signature]

**DEED**

THIS DEED is made on November 30, 1999, between

Dorothy J. Ventura, widow  
6108 Johnson Place  
West New York, NJ

Grantor, and

Barbara A. O'Connell, single  
423 1/2 Monmouth Avenue  
Bradley Beach, NJ

Grantee

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

In return for the payment of the Grantor by the Grantee of One Hundred Eighty Two Thousand Dollars (\$182,000.00), the Grantor grants and conveys to the Grantee all of the land located in the Borough of Bradley Beach, County of Monmouth, and State of New Jersey, specifically described in Schedule A attached hereto.

The land is now designated as Lot 5, in Block 85 on the municipal tax map of the Borough of Bradley Beach.

The Grantor covenants that the Grantor has done no act to encumber the property. This promise is called a "a covenant as to grantor's acts" (N.J.S.A. 46:4-6) This covenant means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against the Grantor).

The Grantor has received the full payment from the Grantee.

The Grantor signs this Deed on the first date above.

[Signature] (L.S.)  
Dorothy J. Ventura

Witnessed by:

[Signature]  
Matthew Wolfberg

(L.S.)

Prepared by:

[Signature]  
Matthew Wolfberg, Esq.

CLERK'S OFFICE  
MONMOUTH COUNTY  
NEW JERSEY

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UNITY RECORDING \$22.00  
ES

DICATED TRUST \$2.00  
ND COMMISSION

UNITY REALTY \$182.18  
ANSFER FEES

ATE REALTY \$454.82  
ANSFER FEES

ALTY TRANSFER \$48.00  
ES - NPWR

TAL \$709.00

**AMENDED  
SCHEDULE "A"**

ALL that certain tract, lot and parcel of land lying and being in the Borough of Bradley Beach, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the South line of Monmouth distant 150.00 feet Eastwardly from the Southeast intersection of Monmouth Avenue and Atlantic Avenue and running; thence

1. along the South line of Monmouth Avenue, South 56 degrees 30 minutes East, 33.33 feet to a point; thence
2. South 33 degrees 30 minutes West, 150.00 feet to a point; thence
3. North 56 degrees 30 minutes West, 33.33 feet to a point; thence
4. North 33 degrees 30 minutes East, 150.00 feet to a point in the South line of Monmouth Avenue, and the point and place of BEGINNING.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR A COMMON DRIVEWAY DESCRIBED AS FOLLOWS:

EASEMENT of driveway 8 feet wide on Monmouth Avenue by 150 feet in depth the center of which 8 foot driveway is the Easterly line of the above described premises, 4 feet of which easement is located on the most Easterly 4 feet of the above described premises together with an easement in and to the lands above described; 4 feet of which easement is located on the most Westerly 4 feet of the lot of land adjoining the above described premises on the East.

ALSO known as Lot 5 in Block 85 on the Borough of Bradley Beach Tax Map. (For information only)

The above description is drawn in accordance with a survey prepared by Charles Surmonte, PE & LS, dated November 5, 1999.

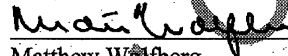
CERTIFICATE OF ACKNOWLEDGMENT BY INDIVIDUAL

STATE OF NEW JERSEY, COUNTY OF Hudson SS.:

I CERTIFY that on November 30 , 1999 ,

Dorothy J. Venturo personally came before me and  
acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deeds and
- (c) made this Deed for \$182,000.00 as the full and actual consideration paid or to be paid  
for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
Matthew Wolfberg  
An Attorney at Law of New Jersey

Diver & Quinn, Esq.  
215 Morris Avenue  
Spring Lake, NJ 07762

DEC 8 1999

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RIR

Diver & Quinn

215 Morris Ave

Spring Lake, ND 58076

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